

TOWN OF EMMITSBURG

300A South Seton Avenue
Emmitsburg, Maryland 21727
301-600-6300 fax: 301-600-6313

Mayor
Donald N. Briggs
Town Manager
David Haller
Town Clerk
Cathy Willets

Board of Commissioners
Timothy O'Donnell, President
Clifford Sweeney, Vice President
Glenn Blanchard, Treasurer
Jennifer Mellor
Joseph Ritz III

TOWN MEETING AGENDA JANUARY 4, 2016

I) CALL MEETING TO ORDER (7:30PM)

A. PLEDGE OF ALLEGIANCE TO THE FLAG

B. NEXT MEETINGS:

Town Meeting January 20 @ 7:30pm

Citizens Advisory Committee January 19 @ 7:30pm

Planning Commission January 25 @ 7:30pm

C. APPROVE MINUTES FROM: December 8, 2015

D. COMMISSIONER COMMENTS

E. MAYOR COMMENTS

F. PUBLIC COMMENTS

G. ADMINISTRATIVE BUSINESS

H. CONSENT AGENDA

I. REPORTS

Treasurer's

Planning Commission

For more information go to www.emmitsburgmd.gov

II) AGENDA ITEMS:

1. Budget Transfers
2. Discussion of how many Town Council meetings are held yearly
3. Vote to change Open Space zone title to Institutional zone

III) SET AGENDA ITEMS FOR JANUARY 20, 2016 TOWN MEETING

IV) SIGN APPROVED TEXT AMENDMENTS AND/OR RESOLUTIONS

ITEM C

MEETING MINUTES:

December 8, 2015

**MINUTES
TOWN MEETING
December 8, 2015
Emmitsburg Town Office**

Present: Commissioners Clifford Sweeney, Jennifer Mellor, Glenn Blanchard, and Tim O'Donnell, President. Mayor Briggs arrived at 8:02pm. Staff present were Cathy Willets, Town Clerk; Sue Cipperly, Town Planner; and Dave Haller, Town Manager.

Absent: Commissioner Joseph Ritz III with prior notice.

I. Call to Order

Commissioner Tim O'Donnell, President of the Board of Commissioners, called the December 8, 2015 Town Meeting to order at 7:30 p.m. Pledge of Allegiance was recited.

Approval of Minutes

The Minutes of the November 16, 2015 Town Meeting were approved as presented/corrected. Motion made by Commissioner Sweeney and second by Commissioner Mellor. Vote: 4-0 pass. Commissioner Ritz III absent.

Commissioner Comments

Commissioner(s) cited attendances, recognitions and announcements. Commissioner Mellor said DFC. Whitehouse has been very active in Silo Hill community after her request at the last meeting. Commissioner Blanchard attended a ceremony at the Library of Congress in DC honoring the Civil Rights movement. Commissioner Blanchard and Commissioner O'Donnell attended the Maryland Municipal League Annual Legislative dinner held at the Carriage House. Commissioner Blanchard accepted an invitation to attend a get together from Councilman Delauter. He participated at a dinner at the Elias Lutheran Church as well as attended the Christmas tree lighting. Commissioner Blanchard appreciated that the Mayor made it a subdued event. Commissioner Blanchard thanked Dfc. Whitehouse for his activity as well as job well done at the fire at Paul's Pit Stop. He encouraged all Board members to attend the Vigilant Hose annual banquet to show support for their efforts especially in light of the recent fires.

Commissioner O'Donnell also attended the MML Annual legislative dinner. He relayed strong advice from Ron Young for the municipalities to stick together to regain road revenue. He expressed gratitude to Vigilant Hose Company, fire and rescue services, as well as DFC Whitehouse. Commissioner O'Donnell spoke of the tragedy and loss of life in our community. He met with the new Emmitsburg Tattoo owner and the owner will be approaching Town staff about signage. Commissioner O'Donnell also attended the tree lighting event. Mr. Haller spoke about the fire incident and the public works staff handling of the water and sewer. He said they did a great job with no hesitation.

Commissioner O'Donnell welcomed Russell Wilson, Director of Government Affairs and Public Policy with the County. Mr. Wilson was with the Mayor at the Firehouse. He extended the County Executives' greeting and relayed that the County is grieving and mourning with the Town of Emmitsburg. Mr. Wilson extended a thank you to all first responders. Mr. Wilson expressed, "Our thoughts and prayers are with all."

Mayor's Comments - not present

Public Comments - none

Administrative Business - Commissioner Mellor mentioned there was a Parks & Rec meeting. She advised the committee would like to be considered when the Mayor and Town staff is thinking about projects when applying for POS grants. They would like the Town to work with FCPS on the field behind the Town Office to be used for sports youth programs. Ideally, the work could be done in one shot but could be spread out. Mr. Haller asked her to send her any thoughts or ideas of what she would like to see done so he could discuss with the Mayor. Commissioner O'Donnell mentioned an email from Kendall Moore, HOA president, in Pembroke Woods. The email addressed concerns related to the neighborhood, i.e. maintenance. Mr. Haller advised he and staff will do a ride around through Pembroke Woods and will comment on each item. Commissioner O'Donnell questioned the access from Brookfield Rd. to Irishtown Rd. He noted it is still one way only. Commissioner O'Donnell requested staff contact SHA to get an updated letter advising if it is still one way only. Mr. Haller stated that it is a sight distance issue and until Irishtown Rd. is graded it will remain one way only. Commissioner O'Donnell also received a letter from a recreational group wanting to use the watershed as a geocache site. The Board and staff were favorable to the idea. Commissioner O'Donnell said Commissioner Ritz III has been approached by several groups/individuals expressing interest in helping defray the cost of the repair of the Doughboy memorial. Mr. Haller said the Mayor would be very appreciative of any assistance. Mr. Haller said they can just bring the money in and it will be committed solely for that use.

Consent Agenda - Commissioner Sweeney made a motion to appoint Zenas Sykes to the Citizens Advisory Committee and second by Commissioner Mellor. Vote 4-0 passed. Commissioner Ritz III absent.

Reports:

Treasurer's Report - Commissioner Blanchard reported on the cash activity for the month of November 2015. Exhibit B.

Planning Commission Report - Ms. Cipperly advised at the next meeting in January 2016 there will be a reorganization of the Planning Commission.

II. Agenda Items

Final Vote related to establishing a spending limit for repair of Doughboy memorial

Mr. Haller informed the Board staff received two bids. One was from a very skilled capable person in this exact area and the second was more geared towards doing memorials. He said staff would like to have your approval to set a spending limit up to \$40,000.00. Staff expects to get at least half back from person who struck the memorial. Mr. Haller advised we do have the funding and believe it is in best interest of Town and Northern residents to put it back. Mr. Haller advised that since it is not a budgeted item, staff needs Board approval to move forward. Mr. Haller advised the work will begin within a month and could take up to six months to complete. Commissioner Mellor asked about the second plaque. Mr. Haller advised that the second plaque would be included in the \$40,000. The current plaque will remain the same and the Doughboy Memorial will be put back in the same place.

Motion: authorize a spending limit of \$40,000 for the repair of the Doughboy memorial and authorize Town staff to move forward with signing of contract
Motion by Commissioner Blanchard second by Commissioner Sweeney

Vote: 4-0 in favor Commissioner Ritz III absent

Discuss draft ordinances regarding side yard setbacks for accessory structures in specific residential zones

Ms. Cipperly advised Mrs. Orndorff (E. Main St. in village zone) sent the Commissioners an email requesting a reduction in the setbacks in the village zone for the case of accessory structures. Ms. Cipperly advised the current setbacks are six feet on each side. Mrs. Orndorff had suggested a two foot setback from the side. Ms. Cipperly advised her staff would consider. Ms. Cipperly told the Board they had previously allowed carports to sit with 0 set back as long as six feet access on other side for fire emergency personnel. Ms. Cipperly advised staff decided to limit the 0 setback to only one structure on each lot. She explained what is required by code is the draft ordinances need to be referred to the Planning Commission. Staff recommended three feet set-back instead of two.

Motion: - To direct staff to submit ordinances 16-01 and 16-02 pending modification to the planning commission.

Motion by Commissioner Sweeney and second by Commissioner Mellor.

Vote: 4-0 in favor. Commissioner Ritz III absent.

Set Agenda Items for January 4, 2016 Town Meeting

1. Discussion of how many meetings are held yearly.
2. Item related to Comprehensive Plan change Open Space to Institutional

IV SIGN APPROVED TEXT AMENDMENTS AND/OR RESOLUTIONS

IV Adjournment

With no further business, the December 8, 2015 Town Meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Cathy Willets
Town Clerk
Approved:

ITEM G

ADMINISTRATIVE BUSINESS:

No Items

ITEM H

CONSENT AGENDA:

No items

ITEM I

REPORTS:

Treasurer's Report - see attached

Planning Commission Report – to be given at the meeting

TOWN OF EMMITSBURG
CASH ACTIVITY as of December 21, 2015

| | |
|-----------------|-------------------------------|
| \$3,656,745 | Cash Balance December 1, 2015 |
| 47,472 | Deposits |
| <u>-264,096</u> | Withdrawals |
| \$3,440,121 | Operating Balance Forward |

| <u>Check Amount</u> | <u>Vendor Name</u> | <u>Description</u> | <u>Check Date</u> | <u>Check Number</u> |
|-------------------------|-----------------------------------|---|-------------------|-------------------------|
| \$54,470 | State Retirement & Pension System | FY16 Employer Contribution | 12.09.15 | 35313 |
| 17,721 | MD Dept of Bud & Mgmt | Nov 15 Health Insurance | 12.02.15 | 35270 |
| 16,000 | Gary Casteel | 1st Installment Dough Boy Repair | 12.10.15 | 35323 |
| 14,509 | Chesapeake Employers | CY16 Workmans Compensation | 12.02.15 | 35255 |
| 12,462 | Chronicle Associates | 107 South Seton Ave Window Replacement | 12.16.15 | 35232 |
| 12,293 | Carriage House Inn | 200 South Seton Comm Legacy Prog | 12.16.15 | 35329 |
| 6,554 | CAW Enterprises | 140 South Seton Porch Renovation | 12.16.15 | 35331 |
| 6,172 | Republic Services | Dec 15 Refuse Services | 12.16.15 | 35326 |
| 5,995 | Communications Electronics | CY16 Warning System Maint Contract | 12.16.15 | 35334 |
| 5,070 | Potomac Edison | Nov 15 16707 Creamery Road Electric Exp | 12.02.15 | 35284 |

Ck dates 12/02/15 to 12/21/15

AGENDA ITEMS

ITEM 1

Budget Transfers

| Capital Projects | | FY16 w/ xfer @ 07.01.15 | FY16 Revs @ 10.31.15 | FY16 Exps @ 10.31.15 | FY16 Balance @ 10.31.15 | FY16 Proposed Transfers |
|---|---|---|----------------------------|----------------------------|---|----------------------------------|
| Dept 10 312 | Legislative Broadcast | | | -16,815.00 | -16,815.00 | 16,815 |
| Dept 12 999 | Planning & Zoning General | 15,000 | | | 15,000 | |
| Dept 15 107 333 | Buildings UpCounty Solar Field Project | 56,832 -10,686 | 1,920 | -110 | 58,752 -10,796 | 10,796 |
| Dept 20 330 999 | Public Safety Police Equipment General | 550 6,000 | | | 550 6,000 | |
| Dept 22 313 999 | Other Public Safety Emergency Warning System General | 8,600 21,151 | | -6,616 | 8,600 14,535 | |
| Dept 30 330 340 371 372 373 374 377 383 385 389 615 873 901 999 | Public Works Streets Equipment Vehicles Town Sq Design Town Sq. Construction Drawings Town Sq Reserved for Future LED Upgrade W Lincoln Ave E Lincoln Ave Reserve for wide/electric 2004 Curbs, Gutter, Sidewalks, Roads Jamison,N.School,W.North Storm Drain Inlets SHA Grants source Impact Fees General | 2,583 177,970 1,595 19,850 10,000 76,479 77,458 82,046 67,558 15,000 36,805 55,896 43,000 62,774 | 1,400 7,600 | -34,592 -14,551 | 2,583 144,778 1,595 27,450 10,000 76,479 77,458 82,046 53,007 15,000 36,805 55,896 43,000 54,037 | (15,000) (11,000) (24,000) |
| Dept 60 120 191 194 | Parks, Recreation and Culture Community Garden Pool Ballfields | 1,148 17,000 2,000 | | | 1,148 17,000 2,000 | |

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| | | | | | |
|-----------------|---------------------------------------|---------|----------------------------------|---------|---------|
| 330 | Equipment | 2,085 | | 2,085 | |
| 351 | Emmit Gdns Tot Lot | 7,500 | | 7,500 | |
| 352 | Park/Rec Equipment Upgrades | -5,020 | | -5,020 | 5,020 |
| 360 | Dog Park | 6,000 | | 6,000 | |
| 391 | Trail Walk Comm Park | -3,162 | | -3,162 | 3,162 |
| 393 | Splash Park | 356 | | 356 | |
| 870 | Town Match Reserve | 25,000 | | 25,000 | |
| 875 | CIP Town Reserved Funds-grant matches | 7,574 | | 7,574 | |
| 999 | General | -7,039 | -4,280 | -11,319 | 14,207 |
| Grand Total | | 879,903 | 10,920 | -85,701 | 805,122 |
| Running Balance | | | | -47,112 | |
| | | | catagories with needed transfers | | |

December 7, 2015

Town of Emmitsburg
Agenda Item

FY16 Capital Projects Budget Transfer

Transfer to the following departments and activities:

\$16,815 to dept 10 Legislative & activity 312 Broadcast
\$10,796 to dept 15 Buildings & activity 333 Solar Field Project
\$5,020 to dept 60 Parks & activity 352 Park/ Rec Equipment Upgrades
\$3,162 to dept 60 Parks & activity 391 Trail Walk Comm Park
\$14,207 to dept 60 Parks & activity 999 General

Transfer from the following departments and activities:

\$15,000 from dept 30 Streets & activity 374 LED Upgrade
\$11,000 from dept 30 Streets & activity 383 E. Lincoln Ave. Reserve
\$24,000 from dept 30 Streets & activity 999 General

It is recommended by Town Staff that this budget transfer be utilized to account for current capital projects fund balances. Budget transfer will be effective FY16 if so approved by the Commissioners.

AGENDA ITEMS

ITEM 2

*Discussion of how many Town Council meetings are held yearly –
presentation at meeting*

AGENDA ITEMS

ITEM 3

Vote to change Open Space zone title to Institutional zone

AN ORDINANCE TO AMEND
TITLE 17
OF THE CODE OF EMMITSBURG
ENTITLED
ZONING

BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, that Title 17; Section 17.08.10 and 17.48.040 of the Emmitsburg Municipal Code, be amended as follows.

The amended section of this regulation reads as follows with new wording indicated in **BOLD, CAPITAL** letters and deleted words in ~~strike-out~~.

17.08.010 - Establishment of districts.

For the purpose of this title, all land within the town is designated on the zoning map as being in one of the following districts:

~~OS Open space;~~ **INST INSTITUTIONAL**

R-1 Low density residential;

R-2 Medium density residential;

R-3 High density residential;

R-S Residential suburban;

VZ Village zone;

B-1 Neighborhood business;

B-2 Shopping center;

IP Light industrial park;

ORI Office research industrial;

C-R Conservation/recreation.

17.48.040 - Site plan required.

- A. A site plan must accompany applications for specific uses in lieu of the plat required above.
- B. A site plan shall be required for the following uses:
 - 1. ~~Open Space~~ **INSTITUTIONAL** District. Any permitted structure;
 - 2. Rural Reserve District. Common open space development. Conditional uses;

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3. R-1, R-2, R-3, and RS Districts.** Common open space development. Multi-family dwellings. Uses permitted by special exception;
4. B-1, B-2, HS, IP and ORI Districts. All uses.

* Site plans required for special exception and conditional uses in the various districts shall be subject to approval of the board of appeals.

** Where subdivision regulations apply, site plan and preliminary subdivision plat submitted as one plat meeting both sets of requirements.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

PASSED this _____ day of _____, 2016 by a vote of ___ for, ___ against, ___absent, and ___ abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: _____
Cathy Willets, Town Clerk

Timothy O'Donnell, President

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AN ORDINANCE TO AMEND
TITLE 16
OF THE CODE OF EMMITSBURG
ENTITLED
SUBDIVISIONS

BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, that Title 16; Section 16.48.070 of the Emmitsburg Municipal Code, be amended by modifying the definition of the term "Institutional development area". All other definitions in Section 16.48.070 remain unchanged.

The amended section of this regulation reads as follows with new wording indicated in **BOLD, CAPITAL** letters and deleted words in ~~strike-out~~.

16.48.070 - Definitions.

In this section, the following terms have the meanings indicated:

"Institutional development area" includes **CIVIC, INSTITUTIONAL, AND CULTURAL USES, SUCH AS LIBRARIES, MEETING HALLS, FIRE AND RESCUE STATIONS, POST OFFICES, GOVERNMENT BUILDINGS, GOVERNMENT OFFICES AND FACILITIES, MEMORIALS, AMPHITHEATERS, MUSEUMS, PLACES OF WORSHIP**, schools, colleges and universities, military installations, transportation facilities, utility and sewer projects, ~~government offices and facilities, golf courses, recreations areas, parks, and cemeteries and~~ corresponds to the Emmitsburg zoning classification: ~~OS-~~**INST.**

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

PASSED this _____ day of _____, 2016 by a vote of ___ for, ___ against, ___ absent, and ___ abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: _____
Cathy Willets, Town Clerk

Timothy O'Donnell, President

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AN ORDINANCE TO AMEND
TITLE 17
OF THE CODE OF EMMITSBURG
ENTITLED
ZONING

BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, that Title 17; Section 17.04.020 of the Emmitsburg Municipal Code, be amended by modifying the definition of the term "Institutional development area". All other definitions in Section 17.04.020 remain unchanged.

The amended section of this regulation reads as follows with new wording indicated in **BOLD, CAPITAL** letters and deleted words in ~~strike-out~~.

17.04.020 - Definitions.

B. Definitions.

"INSTITUTIONAL" MEANS CIVIC, INSTITUTIONAL, AND CULTURAL USES, SUCH AS LIBRARIES, MEETING HALLS, FIRE AND RESCUE STATIONS, POST OFFICES, GOVERNMENT-OWNED BUILDINGS, GOVERNMENT OFFICES AND FACILITIES, MEMORIALS, AMPHITHEATERS, MUSEUMS, PLACES OF WORSHIP, SCHOOLS, COLLEGES AND UNIVERSITIES, MILITARY INSTALLATIONS, TRANSPORTATION FACILITIES, UTILITY AND SEWER PROJECTS, RECREATION AREAS, PARKS, AND CEMETERIES.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

PASSED this ____ day of _____, 2016 by a vote of __ for, __ against, __absent, and ____ abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: _____
Cathy Willets, Town Clerk

Timothy O'Donnell, President

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AN ORDINANCE TO AMEND
TITLE 17
OF THE CODE OF EMMITSBURG
ENTITLED
ZONING

BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, that Title 17; Section 17.28.10, 17.28.020, 17.28.040, and 17.28.050 of the Emmitsburg Municipal Code, be amended as follows:

The amended section of this regulation reads as follows with new wording indicated in **BOLD, CAPITAL** letters and deleted words in ~~strike-out~~:

Chapter 17.28 --~~OS OPEN SPACE DISTRICT~~ **INST INSTITUTIONAL DISTRICT**
Sections:

17.28.010 - Purpose of provisions.

The ~~open space~~ **INSTITUTIONAL** district is intended to **ACCOMMODATE CIVIC, INSTITUTIONAL, AND CULTURAL USES, SUCH AS LIBRARIES, MEETING HALLS, FIRE AND RESCUE STATIONS, POST OFFICES, GOVERNMENT BUILDINGS, CIVIC PARKS, MEMORIALS, AMPHITHEATERS, MUSEUMS, PLACES OF WORSHIP, AND SIMILAR FACILITIES** ~~open space for its natural beauty and recreational value. It is also intended to preserve natural resources, prevent erosion, pollution, silting, and safeguard the health, safety and welfare of persons and property by limiting development on excessive slopes, on flood plains, on poorly drained lands, or on other areas where protection against natural dangers to life and property, or the lack of such protection would prove costly to members of the community.~~

17.28.020 - Uses permitted in the district.

Uses permitted in the ~~OS~~ **INSTITUTIONAL** district are as follows:

- A. Farms, tree and plant nurseries;
- B. Parks, playgrounds, golf courses, public and private recreational uses, and cemeteries;
- C. Game, wildlife, and nature study preserves and reservations;
- D. Schools and churches, and other public buildings, and those accessory uses commonly associated with them, such as retreats and conferences;
- E. Flood control, water protection works, sewage treatment plants, and other municipal public works;
- F. Nursing homes.

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G. Senior housing utilizing buildings in existence as of September 1, 2010.

17.28.030 - Reserved.

17.28.040 - Required lot area, lot width and yards in ~~open space district~~ **INSTITUTIONAL DISTRICT**.

Required lot area, lot width and yards in the ~~OS INST~~ district are as follows, except as specified in paragraph F., nursing homes, and paragraph G., senior housing:

- A. Minimum area: Not specified;
- B. Front yard: Fifty (50) feet;
- C. Rear yard: Fifty (50) feet;
- D. Side yard: Fifteen (15) feet;
- E. For structure higher than twenty-five (25) feet, the yard requirements shall be as follows:
 - 1. All yards: between the foundation and the nearest lot line, a distance of 2.5 times the height of the structure shall be maintained.
- F. Nursing homes shall comply with the following standards:
 - 1. Minimum lot area: Five acres;
 - 2. Minimum lot width: Two hundred (200) feet;
 - 3. Minimum front yard: One hundred (100) feet;
 - 4. Minimum rear yard: One hundred (100) feet;
 - 5. Minimum side yard: Fifty (50) feet;
 - 6. Maximum height: Fifty (50) feet or five stories;
 - 7. Maximum lot area per bed of five thousand (5,000) square feet.

G. Senior housing in existing buildings.

- 1. [Minimum Original Lot Size.] Minimum original lot size for consideration under this provision is fifty (50) acres, which must be contiguous and under one ownership, and situated entirely within the corporate boundaries of Emmitsburg, Maryland.
- 2. Yield Plan. A boundary survey and/or a record plat, prepared by a surveyor licensed to practice in the state of Maryland, must be submitted to the town. The town will use this plan to make its unit yield count determination.
- 3. Unit Count Determination. Each unit will require a minimum gross area of 1.44 acres of land.
- 4. Minimum Lot Size. The minimum lot size for any new lot created to site the herein noted senior housing will be a minimum of 2.0 acres, plus two thousand (2,000)

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square feet per unit. This must be a freestanding lot of record and must be reviewed and approved by the town of Emmitsburg and must be recorded in the land records of Frederick County, Maryland.

5. Minimum Building Restriction Lines.

| | |
|--------|--------|
| Front: | 25 ft. |
| Side: | 15 ft. |
| Rear: | 25 ft. |

However, a lot may have up to two zero building restriction lines if those sides of the lot are passing through the previously existing building. If this option is utilized, all remaining building restriction lines must be a minimum of twenty-five (25) feet.

6. Parking. Parking must be provided on the lot created for the senior housing and will be provided at the rate of two (2) spaces per unit.
7. Public Services/Infrastructure. The units created hereby will have to be metered and serviced independently of the original building or any part thereof, if only part of the original building is being used for the senior housing.
8. Public Access. The lot created for this purpose must have clear unobstructed access to a public road, as determined by the Town of Emmitsburg.
9. Site Plan Requirements. A standard site plan, per Town of Emmitsburg standards and regulations, must be submitted to the Town of Emmitsburg for review and approval

17.28.050 - Accessory uses.

In the ~~OS~~ **INSTITUTIONAL** district, accessory uses are as follows:

- A. General Signs. See Chapter 15.16.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

PASSED this ____ day of _____, 2016 by a vote of __ for, __ against, __absent, and ____ abstain.

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ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: _____
Cathy Willets, Town Clerk

Timothy O'Donnell, President

IV) SET AGENDA ITEMS FOR JANUARY 20, 2016 TOWN MEETING

1.

2.

3.

4.

5.

6.

**V) SIGN APPROVED TEXT AMENDMENTS AND/OR
RESOLUTIONS**